

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6872

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **JULY 26, 2005** HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:05 A.M. by *Chair Baily*.

ATTENDANCE

Members Present:

Anthony Ghiossi, Senior Building Inspector
Fletcher Parsons, Associate Engineer
Tom Walsh, Fire Department
Rachel Bacola, Planning Technician
Sandy Baily, Associate Planner
Suzanne Davis, Associate Planner
Vu Nguyen, Assistant Planner

PUBLIC HEARING

ITEM 1: 513 Monterey Avenue
Subdivision Application M-05-08

Requesting approval of a two lot subdivision on property zoned R-1D. APN 410-15-072
PROPERTY OWNER: Hogan-Layne I Joint Venture
APPLICANT: MCM Diversified Inc

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. ***Parsons* moved to approve the application subject to the conditions presented with the following finding:**

It has been determined that this project is Categorically Exempt pursuant to Section 15315 of the State Environmental Guidelines as adopted by the Town.

7. ***Bacola* seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 2: 210 N. Santa Cruz Avenue
Architecture and Site Application S-05-081

Requesting approval to modify the facade of a commercial building on property zoned C-2. APN 529-04-028

PROPERTY OWNER: Audrey M. Clodfelter

APPLICANT: Tom Spilsbury

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. ***Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a. **That the proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15301 of the California Environmental Quality Act; and**
 - b. **The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.**
7. ***Parsons* seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 3: 242 Pinehurst Avenue
_____ Architecture and Site Application S-05-071

Requesting approval to construct a second story addition on property zoned R-1:8.
APN 523-42-037

PROPERTY OWNER: Mike and Julie Guglielmo

APPLICANT: Sandra Paim

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were not present.
5. Public hearing closed.
6. ***Ghiossi* moved to approve the application subject to the conditions presented with the following findings and considerations:**
 - a. **That the proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and**
 - b. **The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application.**

7. **Parsons seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 4: 16101 Shannon Road and 16265 Short Road
Subdivision Application M-05-9

Requesting approval of a lot line adjustment between two parcels zoned R-1:20.

APNS 523-10-027 and 028.

PROPERTY OWNERS: Cathy and John Emison and Nicholas Tingle and Wendy Riggs

APPLICANT: Nicholas Tingle and Wendy Riggs

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced
4. Members of the public were present:

Ray Davis questioned if environmental review was done. Baily stated that the application is categorically exempt since the slope of the lot is less than 2 percent.

5. Public hearing closed.
6. **Ghiossi moved to approve the application subject to the conditions presented with the following findings:**

It has been determined that this project is Categorically Exempt, pursuant to Section 15305 of the California Environmental Quality Act.

7. **Parsons seconded, motion passed unanimously.**
8. Appeal rights were cited.

PUBLIC HEARING

ITEM 5: 17150 Mill Rise Way
Architecture and Site Application S-05-018

Requesting approval to construct a new single family residence on property zoned HR-1.
APN 532-19-003.

PROPERTY OWNER: Ron Ricci & Loretta Stagnitto

APPLICANT: Gary Kohlsaatt

1. *Chair Baily* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were present:

Ray Davis expressed concern that the land use process has deteriorated since the Planning Commission has been taken out of the process. He did not feel that the proposed house is consistent with the Hillside Standards or General Plan.

5. Public hearing closed.
6. **Parsons moved to approve the application subject to the conditions presented and with the following added conditions:**

PINE TREES. The two 10-inch Pine trees shall be retained since they are within the 15-foot riparian corridor, unless removal of the trees is approved by the Regional Water Quality Control Board (a Tree Removal Permit would need to be issued by the Town in this case).

ARBORIST REVIEW. The Town Arborist shall review and approve the site utility layout prior to issuance of any permits.

and with the following findings and considerations:

- a. That the proposed Architecture and Site application is Categorically Exempt, pursuant to Section 15303 of the California Environmental Quality Act; and
 - b. The considerations required by Sec. 29.20.150 of the Town Code were all made in reviewing this application, and
 - c. The project was found to be in compliance with Town's Hillside Development Standards.
7. **Ghiossi seconded, motion passed unanimously.**
 8. Appeal rights were cited.

ADJOURNMENT

Meeting adjourned at 10:00 A.M. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

Sandy L. Baily, Associate Planner